

Planning Commission Meeting Minutes
April 27, 2026, at 6 PM

- 1. ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Ryan Crawford
Ken Goff
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT:

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, Building Official; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

- 2. Approval of Minutes: March 23, 2026**, minutes were unanimously approved.

- 3. Comments from Citizens: None**

Public Hearings

1A. Conditional Use for Meramec Specialty Co.; property located at 380 W. Main owned by Meramec; presented by Meramec Specialty Co.:

Dave Stewart 4424 S. Westberry, Fayetteville represented this company. All requirements for Conditional Use have been met.

Comments from Citizens: NONE

Chairman Robert Mann called the question to approve the conditional use for Meramec Specialty Co., property owned by Meramec Specialty Co., property located at 380 W. Main presented by Meramec Specialty Co. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1B. Conditional Use for Frese Fireworks.; property located at 331 W. Main owned by Hillcrest Holdings, LLC; presented by Jacob Frese:

Jacob Frese, 111 W. Tulsa St. Siloam Springs represented this company. Mr. Frese stated the property owner that was listed on the agenda was not correct, he was not the owner that Hillcrest Holdings, LLC, was the property owner.

Comments from Citizens: NONE

Chairman Robert Mann called the question to approve the conditional use for Frese Fireworks, property owned by Gary Nichols, property located at 331 W. Main presented by Jacob Frese contingent upon email trash documentation. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1C. Rezoning 46 E. Wilson St. from R-2 to MF-2; property owned by MRS Enterprises, LLC; located at 46 E. Wilson; presented by Jason Appel

Jason Appel 284 Oak Hill, Springdale requesting rezoning from R-2 to MF-2.

Norm Toering asked what the hardship is to go from R-2 to MF-2. Mr. Appel answered the ownership group would like to pursue townhomes and is here to ask if it can be rezoned to do so.

Comments from Citizens: NONE

Chairman Robert Mann commented this is just about rezoning, understand if its zoned to MF-2 and whatever falls under MF-2 can be built there.

Chad Ball stated that this parcel is surrounded by A-1, R-1 MF-1, there is an MF-2 close to it, and it was recently zoned because it was joining Broyles as a major arterial and this one does not have that luxury. City Business Manager, Melissa McCarville, to be clear A-1 is always a holding zone or everything that comes in. So, these probably have been zoned A1 since they were annexed. So, no one has come forward and wanted to change. City Attorney Jay Moore stated the zone is the transitional zone across the street is the R-1. However, your vote depends on whether you want that to grow or not grow.

Chairman Robert Mann called the question to approve the rezoning at 46 E. Wilson St. from R2-MF-2, property owned by MRS Enterprises, LLC; property located at 46 E. Wilson St.; presented by Jason Appel. Upon roll call the rezoning passed 4-3, Ryan Crawford abstained, Norm Toering, Chad Ball and Bobby Wilson voting no. Chairman Robert Mann broke the tie voting yes because there was a lack of public comment and lack of neighbors showing up fighting against it. Will be going to the City Council on Monday, May 11th.

1D. Large Scale Development- South Hunter Estates; property owned by Kent Cox; property located at 357 S. Hunter; presented by Odyssey Engineering

Jake Chavis representing Odyssey Engineering, 124 Grant Place, Lowell wanted to explain the timeline and what they are doing up to this point. Mr. Chavis stated they approached the Planning Commission a couple of months ago to down zone the current property which had MF-2 zoning. We asked for MF-1 to put single family housing; we put together a concept plan and brought it to the city staff for review. Tonight we brought what has been reviewed by staff, we are not asking for any variances some of the things have changed since the last time we brought it to planning commission. We are adding additional parking and parallel parking, adding a dumpster, for pedestrian safety we are raising up the sidewalk adjacent to the one-way drives. There is also a twenty foot access for emergency vehicles.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the South Hunter Estates has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Payment in lieu of Park Land Conveyance will be required for this large-scale development at \$900 per single family unit. This fee will be \$24,300 for the 27 single family homes.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.

4. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chad Ball stated he had questions about number one on the memo. Payment in lieu of parkland convenience will be required for the large-scale development. Mr. Ball stated he is not comfortable taking the money for it to go to general fund for parks. There aren't many parks in Farmington and no parks around where the development will be. This will be a residential community with twenty-seven single family homes with no parks for the community. A dedicated park is very important for this type of small footprint with large numbers of people and I don't agree with number one of memo.

City Business Manager, Melissa McCarville stated your approval would be conditional on the rezoning passing at City Council. Chad Ball asked should we table this until it goes to council? Melissa McCarville said not necessarily. Norm Toering voiced his concern about safety and whether a school bus would be able to get down street and when it rains water would run down the middle of the street. Ken Goff asked who was requiring paying in lieu of parkland. Melissa McCarville answered that the city requires it.

City Attorney, Jay Moore stated this is zoned MF-2 and they are downzoning it. Keep in mind they can present something different. Chris Brackett stated they don't want to rezone it if planning commission isn't going to approve this plan. This is all contingent on the zoning if City Council approves it, if they don't approve it the large-scale won't be approved.

Chairman Robert Mann asked the way the park verbiage is written in the ordinance the builders have the option of choosing one or the other? City Business Manager Melissa McCarville answered yes, that's correct. Chad Ball read section 14.05.25 section F of the ordinance that explains about the parkland dedication.

Jake Chavis stated if Mr. Ball is concerned about an area for children to play, they could propose the dry detention pond. City Business Manager, Melissa McCarville, said that a ~~park~~ ^{detention pond} could not be considered. Chad Ball stated he wants the .6 acres of parks for the residential community. Chairman Robert Mann commented I don't see how this can pass if the Planning Commission is going to ask for a park that's not in the plans. City Attorney Jay Moore stated the commission needed to make a motion to add a park.

Mr. Chavis asked before the commission made a motion to vote he wanted to make a statement. We were unaware of this, generally everything we bring to Farmington we meet with staff and staff generally recommends this. For the past ten years I have been doing this, if the Planning Commission votes for Parkland Dedication it's going to kill this development and I am sure some of you know this. If it doesn't pass, we will keep the MF-2 zoning and build as dense as we can. We are trying not to do that; we wanted to build something Farmington would be proud of and appreciate. By voting in favor of

dedicated park onsite would be detrimental on something we've worked hard on. This property cannot happen, it's too awkward of shape.

Chad Ball asked Mr. Chavis if they could take a few home off and add the park. Mr. Chavis replied and said we've already cut two homes. City Attorney Jay Moore recommends before the vote the Planning Commission needs to listen to see if there is anyone from the public who wishes to speak.

Comments from Citizens: NONE

Mr. Chavis asked would the Parkland Dedication have to have public access to it? City Engineer Chris Brackett answered yes, it has to have a public access easement.

Vice-Chair Gerry Harris asked if this stays MF-2 and if they put in apartments or townhomes will we still require Parkland Dedication? City Attorney, Jay Moore answered yes. It's not fair to the developers we just had a meeting last week and it flipped after the work session with council.

Chad Ball made a motion to strike #1 of the memo dated April 27, 2026, of payment in lieu of and add that we would like parkland of .62. Bobby Wilson seconded the motion. Upon roll call vote passed 6-1 with Ryan Crawford voting no.

City Attorney Jay Moore stated at this point you will want to give Mr. Chavis a chance to withdraw or proceed. Mr. Chavis commented now that you have the required park dedication into a plan and we make it work that is an approvable plan, will we be able to move forward this tonight?

Chad Ball stated he had several issues: a one-way drive is a dangerous traffic condition; I would like to see dedicated street right of way. Mr. Chavis said the one-way drive is non-negotiable for us and is not against city ordinance.

Chairman Robert Mann stated I don't see how we can vote on this with this change. We don't know where this is going to be, it changes entire plan. Mr. Chavis answered, I think we can remove some of the houses in the interior and be at half an acre. Chairman Mann asked if we table this tonight can they come back next month? City Business Manager Melissa McCarville stated if you don't vocalize all your issues tonight, you remember what happened with Schuber Mitchell, they went back three times, spent one hundred thousand dollars, did everything you asked and you still voted against it. I just don't think that's fair. We don't want to give them a false idea of what's possible.

Chairman Robert Mann called the question to approve the Large-Scale Development S. Hunter Estates; property located at 357 S. Hunter; presented by Odyssey Engineering, subject to Chris Brackett's memo dated April 27, 2026, subject to condition City Council rezoning and struck #1 of Mr. Brackett's memo and add parkland instead of taking money. Upon roll call vote the Large-Scale Development passed 4-3 Norm Toering, Matt Hutcherson, Chad Ball voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

dedicated park onsite would be detrimental on something we've worked hard on. This property cannot happen, it's too awkward of shape.

Chad Ball asked Mr. Chavis if they could take a few home off and add the park. Mr. Chavis replied and said we've already cut two homes. City Attorney Jay Moore recommends before the vote the Planning Commission needs to listen to see if there is anyone from the public who wishes to speak.

Comments from Citizens: NONE

Mr. Chavis asked would the Parkland Dedication have to have public access to it? City Engineer Chris Brackett answered yes, it has to have a public access easement.

Vice-Chair Gerry Harris asked if this stays MF-2 and if they put in apartments or townhomes will we still require Parkland Dedication? City Attorney, Jay Moore answered yes. It's not fair to the developers we just had a meeting last week and it flipped after the work session with council.

Chad Ball made a motion to strike #1 of the memo dated April 27, 2026, of payment in lieu of and add that we would like parkland of .62. Bobby Wilson seconded the motion. Upon roll call vote passed 6-1 with Ryan Crawford voting no.

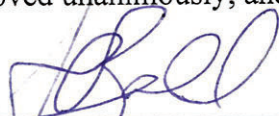
City Attorney Jay Moore stated at this point you will want to give Mr. Chavis a chance to withdraw or proceed. Mr. Chavis commented now that you have the required park dedication into a plan and we make it work that is an approvable plan, will we be able to move forward this tonight?

Chad Ball stated he had several issues: a one-way drive is a dangerous traffic condition; I would like to see dedicated street right of way. Mr. Chavis said the one-way drive is non-negotiable for us and is not against city ordinance.

Chairman Robert Mann stated I don't see how we can vote on this with this change. We don't know where this is going to be, it changes entire plan. Mr. Chavis answered, I think we can remove some of the houses in the interior and be at half an acre. Chairman Man asked if we table this tonight can they come back next month? City Business Manager Melissa McCarville stated if you don't vocalize all your issues tonight, you remember what happened with Schuber Mitchell, they went back three times, spent one hundred thousand dollars, did everything you asked and you still voted against it. I just don't think that's fair. We don't want to give them a false idea of what's possible.

Chairman Robert Mann called the question to approve the Large-Scale Development S. Hunter Estates; property located at 357 S. Hunter; presented by Odyssey Engineering, subject to Chris Brackett's memo dated April 27, 2026, subject to condition City Council rezoning and struck #1 of Mr. Brackett's memo and add parkland instead of taking money. Upon roll call vote the Large-Scale Development passed 4-3 Norm Toering, Matt Hutcherson, Chad Ball voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.


Chad Ball, Secretary


Robert Mann, Chair